HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St. Catharines-Niagara CMA

Date Released: Second Quarter 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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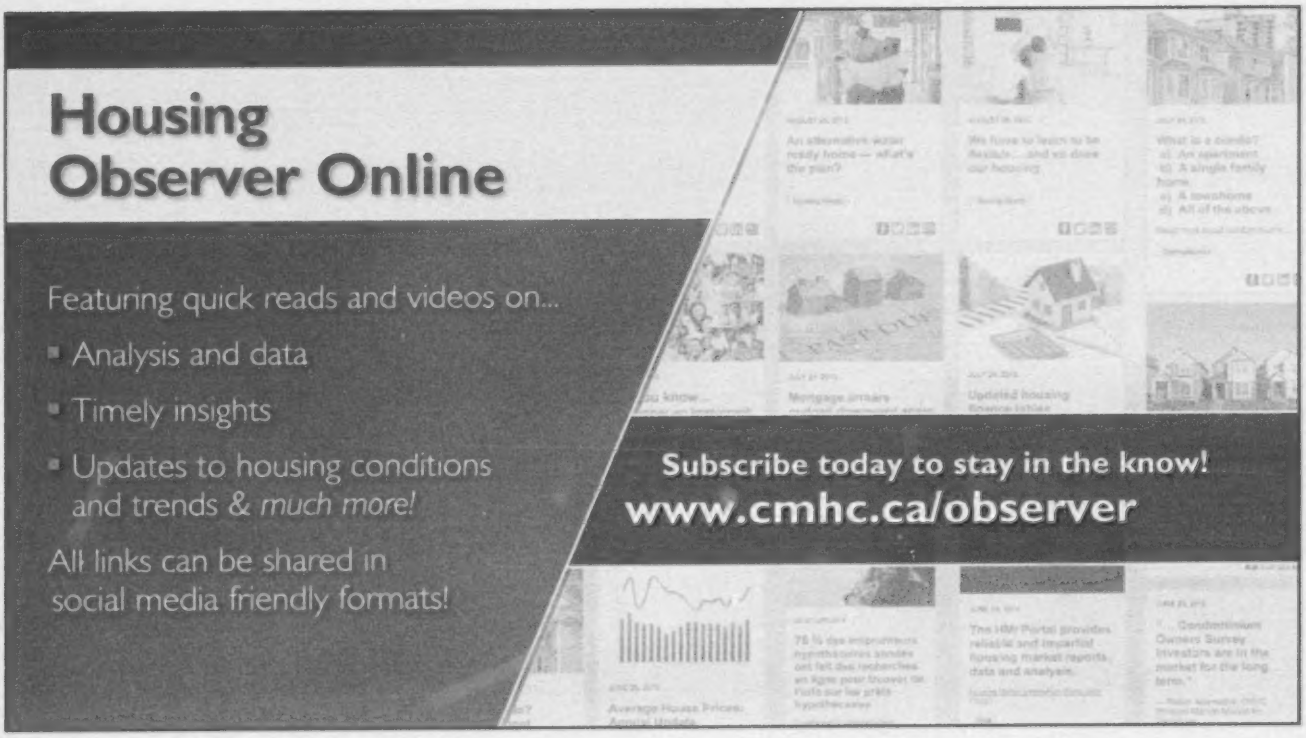
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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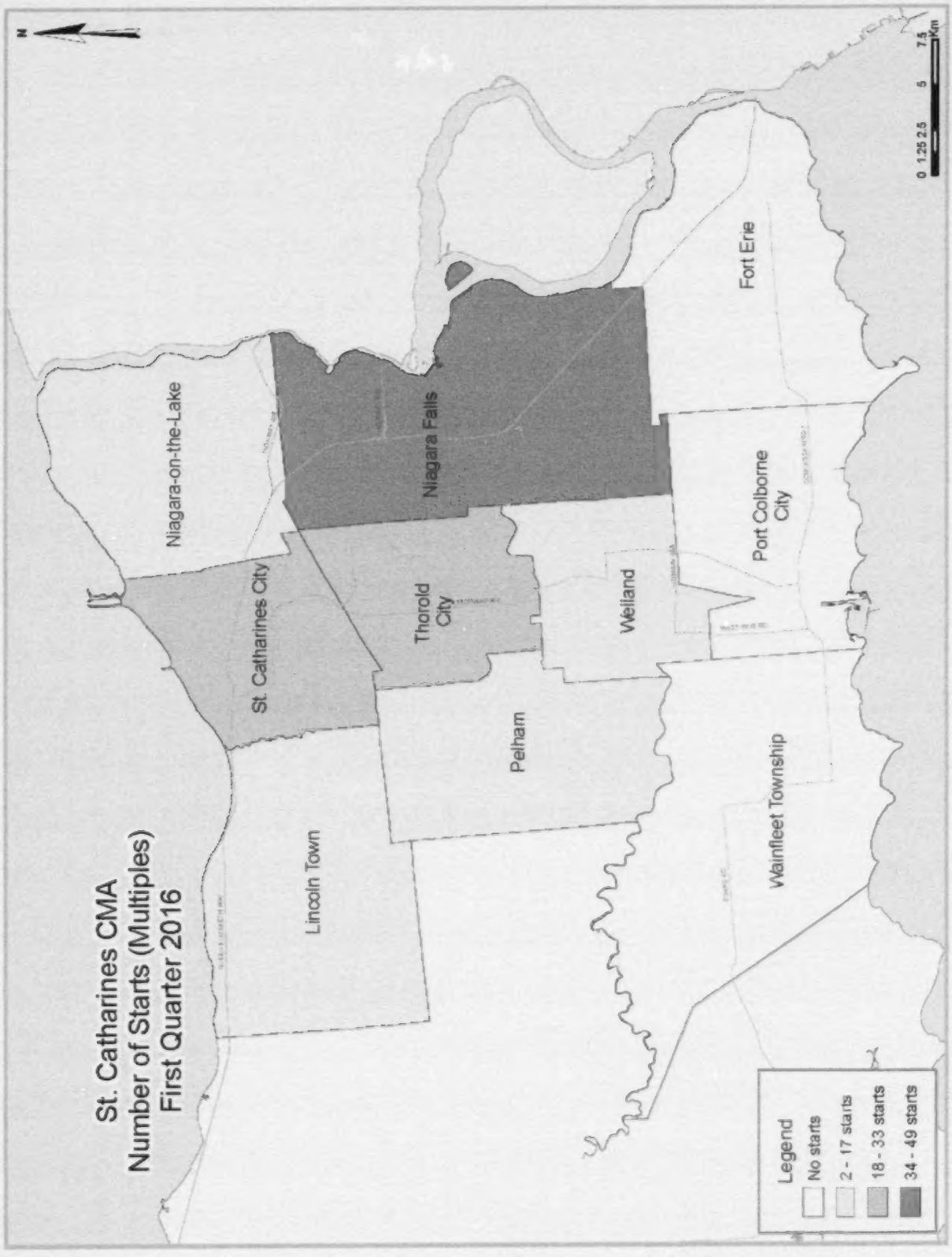
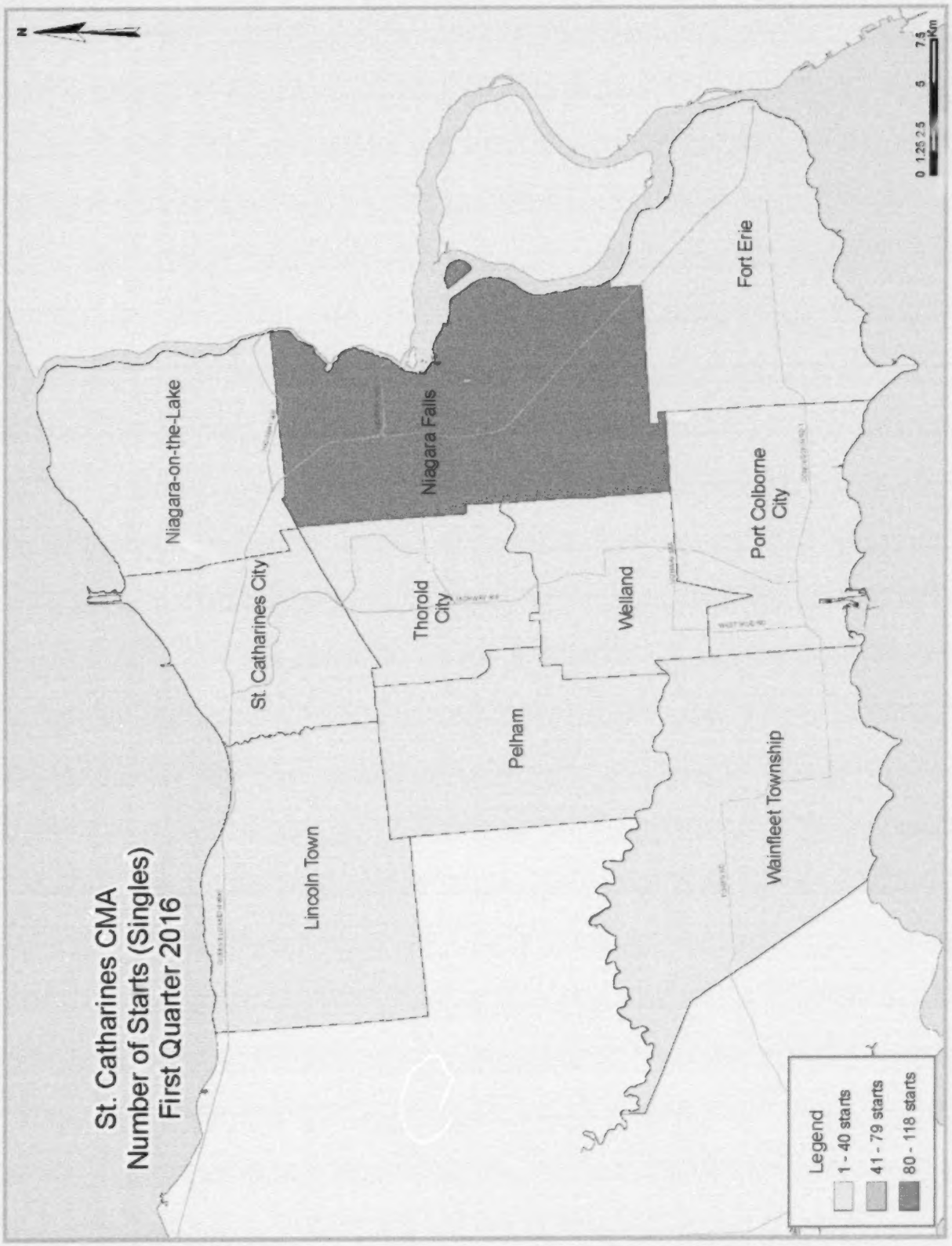
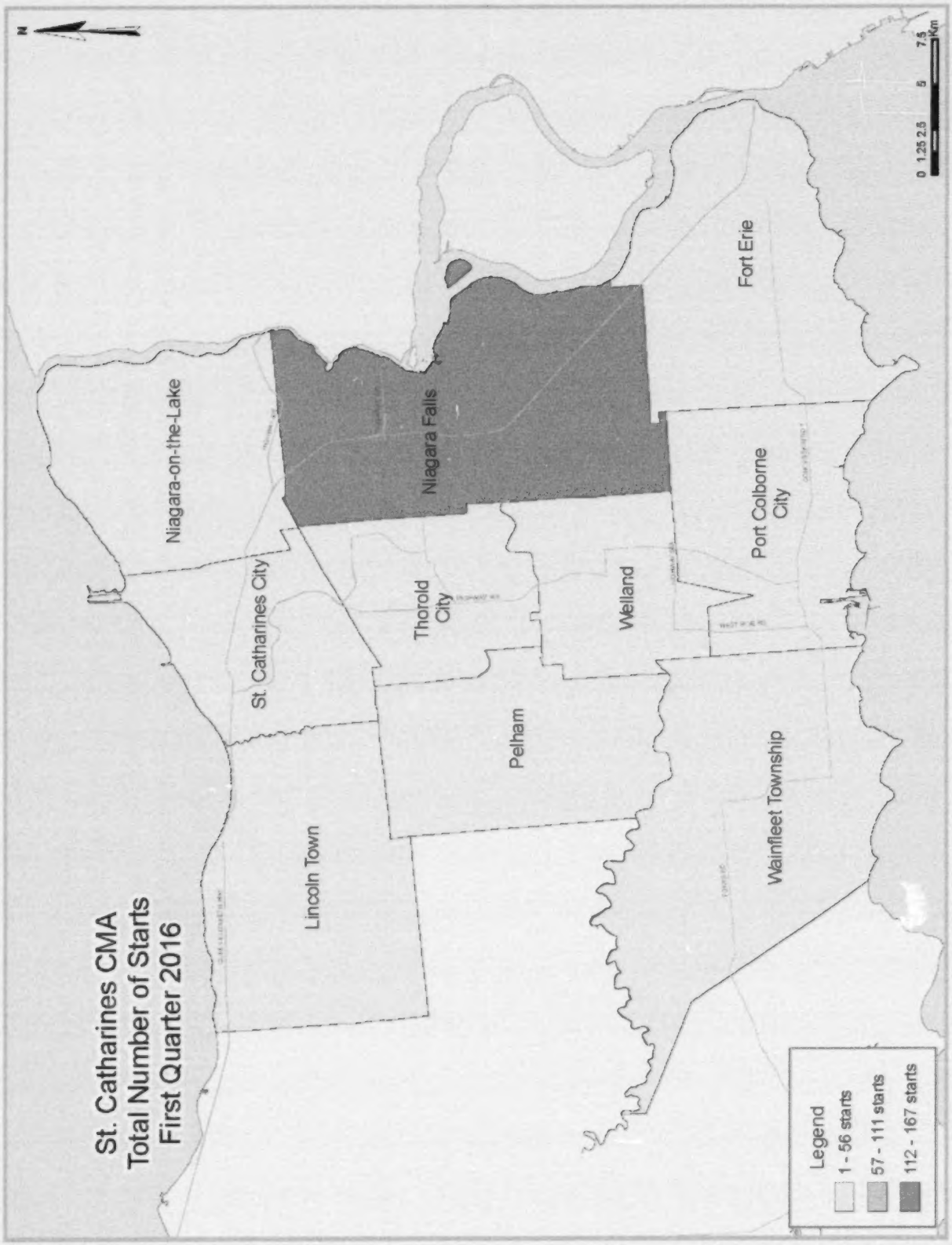
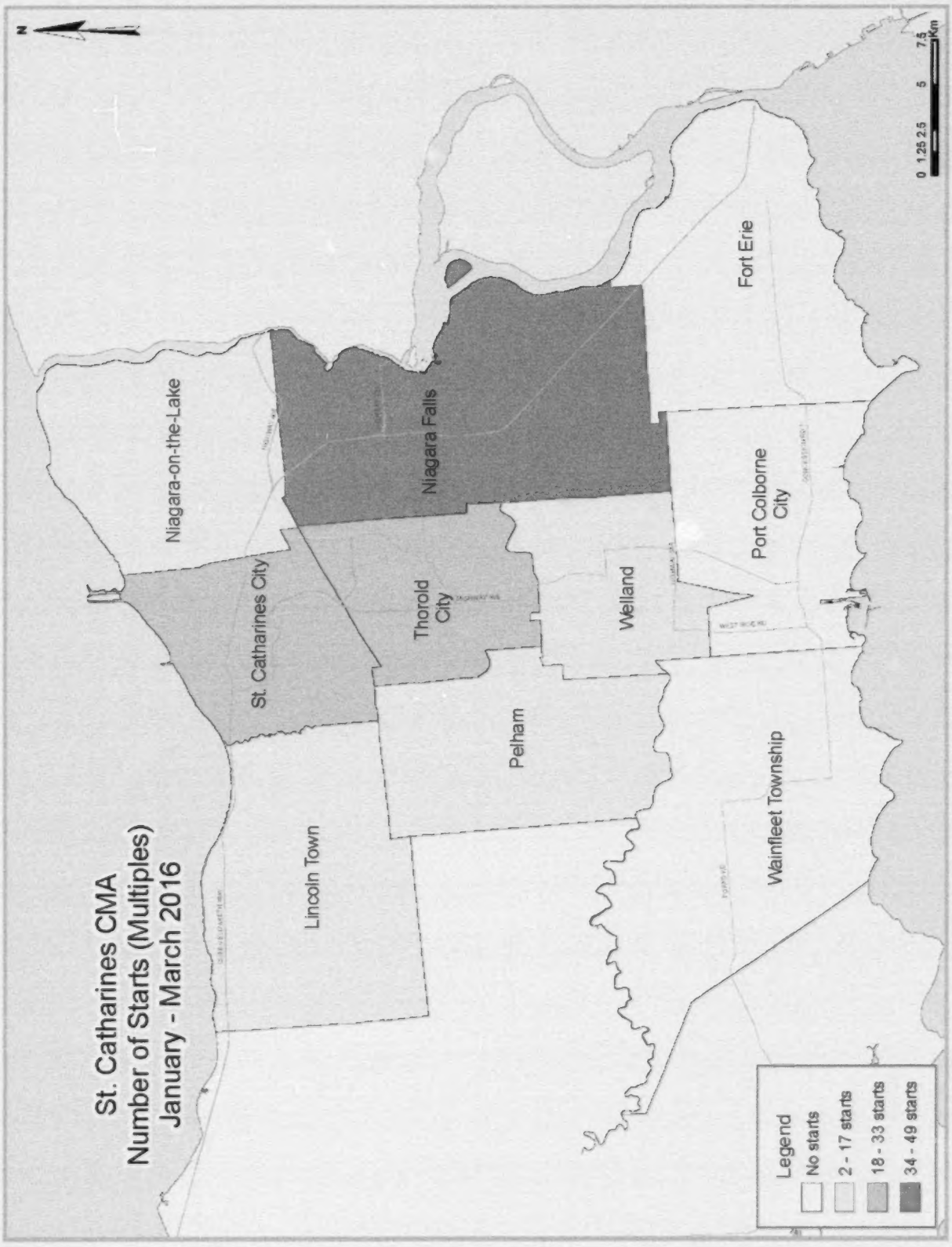
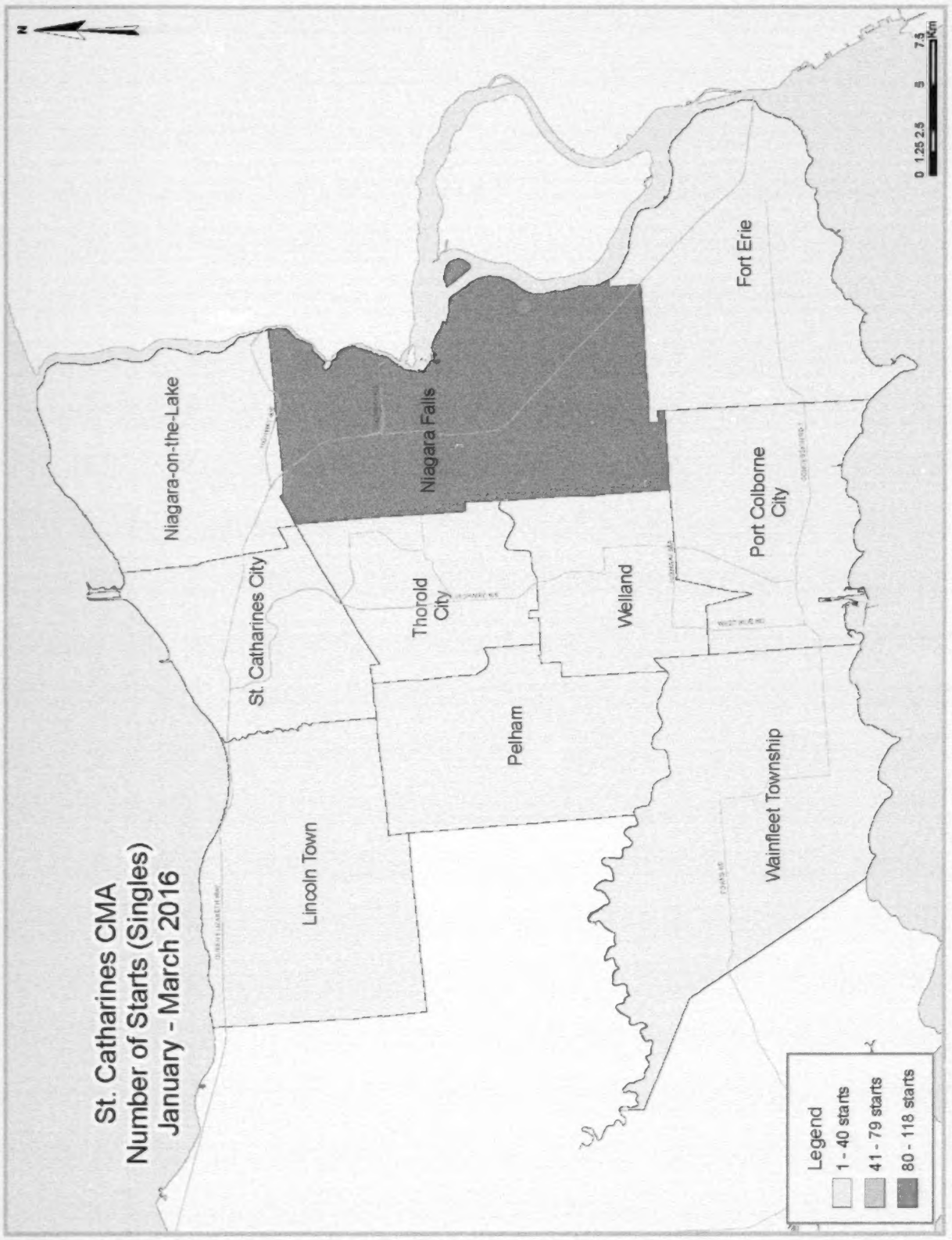

St. Catharines CMA
Number of Starts (Multiples)
First Quarter 2016
N
0 1.25 2.5 5 7.5
Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Pelham
Lincoln Town
Wainfleet Township
Legend
No starts
2 - 17 starts
18 - 33 starts
34 - 49 starts


St. Catharines CMA
Number of Starts (Singles)
First Quarter 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Pelham
Lincoln Town
Wainfleet Township
Legend
1 - 40 starts
41 - 79 starts
80 - 118 starts


St. Catharines CMA
Total Number of Starts
First Quarter 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
1 - 56 starts
57 - 111 starts
112 - 167 starts


St. Catharines CMA
Number of Starts (Multiples)
January - March 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Pelham
Lincoln Town
Wainfleet Township
Legend
No starts
2 - 17 starts
18 - 33 starts
34 - 49 starts


St. Catharines CMA
Number of Starts (Singles)
January - March 2016
N
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Niagara-on-the-Lake
St. Catharines City
Niagara Falls
Thorold City
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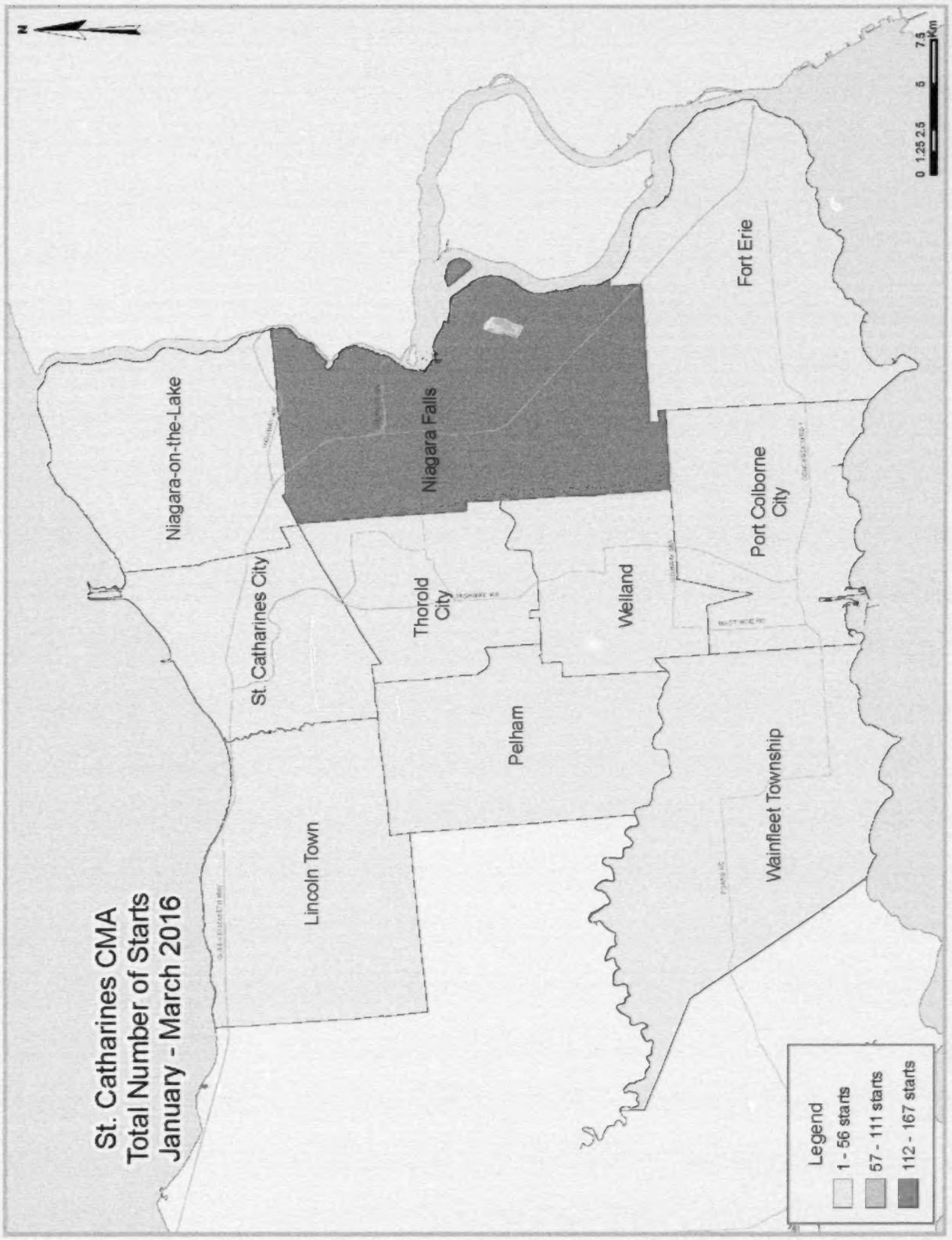
80 - 118 starts


St. Catharines CMA
Total Number of Starts
January - March 2016
N
0 12.5 25 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
1 - 56 starts
57 - 111 starts
112 - 167 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
St Catharines-Niagara CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	896	1,002	902	1,282	2,199	1,051	1,097	1,255
Multiples	583	735	552	372	300	876	870	416
Total	1,479	1,737	1,454	1,654	2,499	1,928	1,967	1,671
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	1,009	1,410	131	221	68.7%	131	221	68.7%
Multiples	419	435	112	102	-8.9%	112	102	-8.9%
Total	1,428	1,845	243	323	32.9%	243	323	32.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of the Niagara Region
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	251	16	64	1	25	0	0	0	357
Q1 2015	126	20	41	10	16	31	0	4	248
% Change	99.2	-20.0	56.1	-90.0	56.3	-100.0	n/a	-100.0	44.0
Year-to-date 2016	251	16	64	1	25	0	0	0	357
Year-to-date 2015	126	20	41	10	16	31	0	4	248
% Change	99.2	-20.0	56.1	-90.0	56.3	-100.0	n/a	-100.0	44.0
UNDER CONSTRUCTION									
Q1 2016	862	78	615	4	182	118	20	60	1,939
Q1 2015	664	110	370	29	149	136	20	93	1,571
% Change	29.8	-29.1	66.2	-86.2	22.1	-13.2	0.0	-35.5	23.4
COMPLETIONS									
Q1 2016	229	16	31	0	29	0	13	6	324
Q1 2015	183	40	97	0	38	0	17	6	381
% Change	25.1	-60.0	-68.0	n/a	-23.7	n/a	-23.5	0.0	-15.0
Year-to-date 2016	229	16	31	0	29	0	13	6	324
Year-to-date 2015	183	40	97	0	38	0	17	6	381
% Change	25.1	-60.0	-68.0	n/a	-23.7	n/a	-23.5	0.0	-15.0
COMPLETED & NOT ABSORBED									
Q1 2016	65	12	30	2	4	1	n/a	n/a	114
Q1 2015	75	9	22	4	6	0	n/a	n/a	116
% Change	-13.3	33.3	36.4	-50.0	-33.3	n/a	n/a	n/a	-1.7
ABSORBED									
Q1 2016	228	16	33	1	26	0	n/a	n/a	304
Q1 2015	183	34	93	1	39	0	n/a	n/a	350
% Change	24.6	-52.9	-64.5	0.0	-33.3	n/a	n/a	n/a	-13.1
Year-to-date 2016	228	16	33	1	26	0	n/a	n/a	304
Year-to-date 2015	183	34	93	1	39	0	n/a	n/a	350
% Change	24.6	-52.9	-64.5	0.0	-33.3	n/a	n/a	n/a	-13.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of St. Catharines-Niagara CMA
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	220	16	64	1	22	0	0	0	323
Q1 2015	123	20	41	8	16	31	0	4	243
% Change	78.9	-20.0	56.1	-87.5	37.5	-100.0	n/a	-100.0	32.9
Year-to-date 2016	220	16	64	1	22	0	0	0	323
Year-to-date 2015	123	20	41	8	16	31	0	4	243
% Change	78.9	-20.0	56.1	-87.5	37.5	-100.0	n/a	-100.0	32.9
UNDER CONSTRUCTION									
Q1 2016	803	76	529	4	163	118	20	60	1,773
Q1 2015	590	108	288	23	146	103	20	89	1,367
% Change	36.1	-29.6	83.7	-82.6	11.6	14.6	0.0	-32.6	29.7
COMPLETIONS									
Q1 2016	205	16	31	0	25	0	13	6	296
Q1 2015	159	34	32	0	22	0	17	6	270
% Change	28.9	-52.9	-3.1	n/a	13.6	n/a	-23.5	0.0	9.6
Year-to-date 2016	205	16	31	0	25	0	13	6	296
Year-to-date 2015	159	34	32	0	22	0	17	6	270
% Change	28.9	-52.9	-3.1	n/a	13.6	n/a	-23.5	0.0	9.6
COMPLETED & NOT ABSORBED									
Q1 2016	55	12	8	2	4	1	n/a	n/a	82
Q1 2015	72	9	11	2	6	0	n/a	n/a	100
% Change	-23.6	33.3	-27.3	0.0	-33.3	n/a	n/a	n/a	-18.0
ABSORBED									
Q1 2016	221	16	33	0	26	0	n/a	n/a	296
Q1 2015	157	34	27	1	23	0	n/a	n/a	242
% Change	40.8	-52.9	22.2	-100.0	13.0	n/a	n/a	n/a	22.3
Year-to-date 2016	221	16	33	0	26	0	n/a	n/a	296
Year-to-date 2015	157	34	27	1	23	0	n/a	n/a	242
% Change	40.8	-52.9	22.2	-100.0	13.0	n/a	n/a	n/a	22.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. Catharines City									
Q1 2016	20	6	4	1	8	0	0	0	39
Q1 2015	27	0	7	7	0	0	0	0	41
Niagara Falls									
Q1 2016	118	0	35	0	14	0	0	0	167
Q1 2015	28	4	9	0	12	0	0	0	53
Welland									
Q1 2016	10	0	4	0	0	0	0	0	14
Q1 2015	19	0	7	0	0	0	0	0	26
Lincoln Town									
Q1 2016	4	2	0	0	0	0	0	0	6
Q1 2015	4	0	7	0	0	0	0	0	11
Fort Erie									
Q1 2016	9	0	0	0	0	0	0	0	9
Q1 2015	10	0	0	0	0	0	0	0	10
Niagara-on-the-Lake									
Q1 2016	26	4	3	0	0	0	0	0	33
Q1 2015	14	16	0	1	4	0	0	0	35
Pelham									
Q1 2016	14	0	4	0	0	0	0	0	18
Q1 2015	8	0	0	0	0	0	0	0	8
Port Colborne									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	0	0	0	0	0	0	0	0	0
Thorold City									
Q1 2016	17	4	14	0	0	0	0	0	35
Q1 2015	13	0	11	0	0	31	0	4	59
Wainfleet Township									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	0	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA									
Q1 2016	220	16	64	1	22	0	0	0	323
Q1 2015	123	20	41	8	16	31	0	4	243
Grimsby									
Q1 2016	3	0	0	0	0	0	0	0	3
Q1 2015	3	0	0	2	0	0	0	0	5
West Lincoln									
Q1 2016	28	0	0	0	3	0	0	0	31
Q1 2015	0	0	0	0	0	0	0	0	0
Niagara Region									
Q1 2016	251	16	64	1	25	0	0	0	357
Q1 2015	126	20	41	10	16	31	0	4	248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
St. Catharines City									
Q1 2016	64	16	93	1	36	76	0	12	298
Q1 2015	69	6	33	15	25	72	0	84	304
Niagara Falls									
Q1 2016	350	4	183	3	96	0	0	47	683
Q1 2015	184	14	45	4	87	0	0	0	334
Welland									
Q1 2016	55	4	45	0	9	0	14	0	127
Q1 2015	53	4	24	0	0	0	14	0	95
Lincoln Town									
Q1 2016	15	2	27	0	0	0	0	0	44
Q1 2015	41	0	30	0	5	0	0	0	76
Fort Erie									
Q1 2016	81	6	7	0	0	0	4	1	99
Q1 2015	51	6	7	0	0	0	4	1	69
Niagara-on-the-Lake									
Q1 2016	133	34	67	0	22	11	0	0	267
Q1 2015	95	72	67	4	29	0	0	0	267
Pelham									
Q1 2016	41	0	36	0	0	0	0	0	77
Q1 2015	42	0	37	0	0	0	0	0	79
Port Colborne									
Q1 2016	9	0	0	0	0	0	0	0	9
Q1 2015	12	0	0	0	0	0	0	0	12
Thorold City									
Q1 2016	27	10	71	0	0	31	2	0	141
Q1 2015	35	6	45	0	0	31	2	4	123
Wainfleet Township									
Q1 2016	28	0	0	0	0	0	0	0	28
Q1 2015	8	0	0	0	0	0	0	0	8
St. Catharines-Niagara CMA									
Q1 2016	803	76	529	4	163	118	20	60	1,773
Q1 2015	590	108	288	23	146	103	20	89	1,367
Grimsby									
Q1 2016	25	2	83	0	0	0	0	0	110
Q1 2015	57	0	72	6	3	33	0	4	175
West Lincoln									
Q1 2016	34	0	3	0	19	0	0	0	56
Q1 2015	17	2	10	0	0	0	0	0	29
Niagara Region									
Q1 2016	862	78	615	4	182	118	20	60	1,939
Q1 2015	664	110	370	29	149	136	20	93	1,571

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. Catharines City									
Q1 2016	18	0	0	0	11	0	5	2	36
Q1 2015	16	0	0	0	0	0	2	0	18
Niagara Falls									
Q1 2016	71	4	8	0	0	0	0	0	83
Q1 2015	59	6	10	0	0	0	2	0	77
Welland									
Q1 2016	21	2	5	0	9	0	0	0	37
Q1 2015	17	4	4	0	0	0	13	0	38
Lincoln Town									
Q1 2016	21	0	0	0	5	0	0	0	26
Q1 2015	13	0	8	0	0	0	0	0	21
Fort Erie									
Q1 2016	14	0	0	0	0	0	0	0	14
Q1 2015	9	0	0	0	0	0	0	0	9
Niagara-on-the-Lake									
Q1 2016	29	6	18	0	0	0	0	0	53
Q1 2015	21	14	10	0	13	0	0	0	58
Pelham									
Q1 2016	22	0	0	0	0	0	0	0	22
Q1 2015	10	0	0	0	9	0	0	0	19
Port Colborne									
Q1 2016	2	0	0	0	0	0	8	0	10
Q1 2015	2	0	0	0	0	0	0	0	2
Thorold City									
Q1 2016	6	4	0	0	0	0	0	4	14
Q1 2015	8	10	0	0	0	0	0	6	24
Wainfleet Township									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	4	0	0	0	0	0	0	0	4
St. Catharines-Niagara CMA									
Q1 2016	205	16	31	0	25	0	13	6	296
Q1 2015	159	34	32	0	22	0	17	6	270
Grimsby									
Q1 2016	11	0	0	0	0	0	0	0	11
Q1 2015	18	0	65	0	16	0	0	0	99
West Lincoln									
Q1 2016	13	0	0	0	4	0	0	0	17
Q1 2015	6	6	0	0	0	0	0	0	12
Niagara Region									
Q1 2016	229	16	31	0	29	0	13	6	324
Q1 2015	183	40	97	0	38	0	17	6	381

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
St. Catharines City									
Q1 2016	3	1	0	0	3	1	n/a	n/a	8
Q1 2015	10	2	0	0	5	0	n/a	n/a	17
Niagara Falls									
Q1 2016	20	1	6	2	0	0	n/a	n/a	29
Q1 2015	22	0	0	2	0	0	n/a	n/a	24
Welland									
Q1 2016	2	0	1	0	0	0	n/a	n/a	3
Q1 2015	7	0	4	0	0	0	n/a	n/a	11
Lincoln Town									
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Q1 2015	8	0	2	0	0	0	n/a	n/a	10
Fort Erie									
Q1 2016	3	1	0	0	0	0	n/a	n/a	4
Q1 2015	10	0	0	0	0	0	n/a	n/a	10
Niagara-on-the-Lake									
Q1 2016	16	6	1	0	1	0	n/a	n/a	24
Q1 2015	5	4	5	0	1	0	n/a	n/a	15
Pelham									
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Q1 2015	4	0	0	0	0	0	n/a	n/a	4
Port Colborne									
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Q1 2015	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q1 2016	5	3	0	0	0	0	n/a	n/a	8
Q1 2015	6	3	0	0	0	0	n/a	n/a	9
Wainfleet Township									
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Q1 2015	0	0	0	0	0	0	n/a	n/a	0
St. Catharines-Niagara CMA									
Q1 2016	55	12	8	2	4	1	n/a	n/a	82
Q1 2015	72	9	11	2	6	0	n/a	n/a	100
Grimsby									
Q1 2016	10	0	22	0	0	0	n/a	n/a	32
Q1 2015	3	0	11	2	0	0	n/a	n/a	16
West Lincoln									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q1 2016	65	12	30	2	4	1	n/a	n/a	114
Q1 2015	75	9	22	4	6	0	n/a	n/a	116

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. Catharines City									
Q1 2016	21	0	3	0	12	0	n/a	n/a	36
Q1 2015	16	0	0	0	1	0	n/a	n/a	17
Niagara Falls									
Q1 2016	74	4	2	0	0	0	n/a	n/a	80
Q1 2015	56	6	10	0	1	0	n/a	n/a	73
Welland									
Q1 2016	23	2	5	0	9	0	n/a	n/a	39
Q1 2015	20	4	5	0	0	0	n/a	n/a	29
Lincoln Town									
Q1 2016	19	0	0	0	5	0	n/a	n/a	24
Q1 2015	11	0	6	0	0	0	n/a	n/a	17
Fort Erie									
Q1 2016	18	0	0	0	0	0	n/a	n/a	18
Q1 2015	8	0	1	0	0	0	n/a	n/a	9
Niagara-on-the-Lake									
Q1 2016	26	6	23	0	0	0	n/a	n/a	55
Q1 2015	22	13	5	1	12	0	n/a	n/a	53
Pelham									
Q1 2016	24	0	0	0	0	0	n/a	n/a	24
Q1 2015	10	1	0	0	9	0	n/a	n/a	20
Port Colborne									
Q1 2016	2	0	0	0	0	0	n/a	n/a	2
Q1 2015	2	0	0	0	0	0	n/a	n/a	2
Thorold City									
Q1 2016	13	4	0	0	0	0	n/a	n/a	17
Q1 2015	8	10	0	0	0	0	n/a	n/a	18
Wainfleet Township									
Q1 2016	1	0	0	0	0	0	n/a	n/a	1
Q1 2015	4	0	0	0	0	0	n/a	n/a	4
St. Catharines-Niagara CMA									
Q1 2016	221	16	33	0	26	0	n/a	n/a	296
Q1 2015	157	34	27	1	23	0	n/a	n/a	242
Grimsby									
Q1 2016	7	0	0	1	0	0	n/a	n/a	8
Q1 2015	26	0	66	0	16	0	n/a	n/a	108
West Lincoln									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q1 2016	228	16	33	1	26	0	n/a	n/a	304
Q1 2015	183	34	93	1	39	0	n/a	n/a	350

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of the Niagara Region 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,034	114	477	15	47	121	9	53	1,870
% Change	-0.6	-9.5	3.9	-42.3	-62.4	**	-55.0	51.4	0.3
2014	1,040	126	459	26	125	33	20	35	1,864
% Change	39.8	15.6	62.2	136.4	-3.1	-54.2	5.3	**	35.9
2013	744	109	283	11	129	72	19	5	1,372
% Change	6.3	94.6	31.0	57.1	87.0	n/a	18.8	-97.3	9.9
2012	700	56	216	7	69	0	16	184	1,248
% Change	-3.8	64.7	-32.7	0.0	3.0	n/a	60.0	5.7	-6.9
2011	728	34	321	7	67	0	10	174	1,341
% Change	-13.9	-41.4	57.4	75.0	-32.3	n/a	-56.5	**	5.2
2010	846	58	204	4	99	0	23	41	1,275
% Change	29.2	45.0	117.0	n/a	-2.0	-100.0	**	-6.8	31.3
2009	655	40	94	0	101	35	2	44	971
% Change	-15.4	-25.9	-66.2	-100.0	40.3	-68.5	-75.0	**	-25.5
2008	774	54	278	4	72	111	8	3	1,304
% Change	-17.0	-10.0	51.9	100.0	-4.0	44.2	-27.3	-25.0	-3.0
2007	932	60	183	2	75	77	11	4	1,344
% Change	-1.5	-34.8	84.8	n/a	-28.6	**	-8.3	-97.1	-3.5
2006	946	92	99	0	105	3	12	136	1,393

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of St. Catharines-Niagara CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	988	112	394	13	47	121	9	53	1,737
% Change	12.3	-11.1	26.3	-18.8	-50.0	n/a	-55.0	71.0	17.4
2014	880	126	312	16	94	0	20	31	1,479
% Change	23.8	15.6	42.5	**	9.3	-100.0	5.3	**	20.9
2013	711	109	219	2	86	72	19	5	1,223
% Change	7.9	94.6	42.2	-71.4	41.0	n/a	18.8	-97.3	7.6
2012	659	56	154	7	61	0	16	184	1,137
% Change	2.5	64.7	-14.4	**	-9.0	n/a	60.0	5.7	2.4
2011	643	34	180	2	67	0	10	174	1,110
% Change	-9.6	-41.4	5.9	100.0	-18.3	n/a	-56.5	**	2.2
2010	711	58	170	1	82	0	23	41	1,086
% Change	24.3	45.0	80.9	n/a	13.9	-100.0	**	-6.8	26.4
2009	572	40	94	0	72	35	2	44	859
% Change	-15.4	-25.9	-55.2	-100.0	0.0	-68.5	-75.0	**	-24.5
2008	676	54	210	4	72	111	8	3	1,138
% Change	-15.1	-10.0	64.1	100.0	1.4	44.2	-27.3	-25.0	-1.0
2007	796	60	128	2	71	77	11	4	1,149
% Change	-8.7	-34.8	39.1	n/a	-22.0	**	-8.3	-97.0	-11.2
2006	872	92	92	0	91	3	12	132	1,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
St. Catharines City	21	34	6	0	12	7	0	0	39	41	-4.9
Niagara Falls	118	28	0	4	49	21	0	0	167	53	**
Welland	10	19	0	0	4	7	0	0	14	26	-46.2
Lincoln Town	4	4	2	0	0	7	0	0	6	11	-45.5
Fort Erie	9	10	0	0	0	0	0	0	9	10	-10.0
Niagara-on-the-Lake	26	15	4	16	3	4	0	0	33	35	-5.7
Pelham	14	8	0	0	4	0	0	0	18	8	125.0
Port Colborne	1	0	0	0	0	0	0	0	1	0	n/a
Thorold City	17	13	4	0	14	11	0	35	35	59	-40.7
Wainfleet Township	1	0	0	0	0	0	0	0	1	0	n/a
St. Catharines-Niagara CMA	221	131	16	20	86	57	0	35	323	243	32.9
Grimsby	3	5	0	0	0	0	0	0	3	5	-40.0
West Lincoln	28	0	0	0	3	0	0	0	31	0	n/a
Niagara Region	252	136	16	20	89	57	0	35	357	248	44.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
St. Catharines City	21	34	6	0	12	7	0	0	39	41	-4.9
Niagara Falls	118	28	0	4	49	21	0	0	167	53	**
Welland	10	19	0	0	4	7	0	0	14	26	-46.2
Lincoln Town	4	4	2	0	0	7	0	0	6	11	-45.5
Fort Erie	9	10	0	0	0	0	0	0	9	10	-10.0
Niagara-on-the-Lake	26	15	4	16	3	4	0	0	33	35	-5.7
Pelham	14	8	0	0	4	0	0	0	18	8	125.0
Port Colborne	1	0	0	0	0	0	0	0	1	0	n/a
Thorold City	17	13	4	0	14	11	0	35	35	59	-40.7
Wainfleet Township	1	0	0	0	0	0	0	0	1	0	n/a
St. Catharines-Niagara CMA	221	131	16	20	86	57	0	35	323	243	32.9
Grimsby	3	5	0	0	0	0	0	0	3	5	-40.0
West Lincoln	28	0	0	0	3	0	0	0	31	0	n/a
Niagara Region	252	136	16	20	89	57	0	35	357	248	44.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
St. Catharines City	12	7	0	0	0	0	0	0
Niagara Falls	49	21	0	0	0	0	0	0
Welland	4	7	0	0	0	0	0	0
Lincoln Town	0	7	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	0
Niagara-on-the-Lake	3	4	0	0	0	0	0	0
Pelham	4	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	14	11	0	0	0	31	0	4
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	86	57	0	0	0	31	0	4
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	3	0	0	0	0	0	0	0
Niagara Region	89	57	0	0	0	31	0	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	12	7	0	0	0	0	0	0
Niagara Falls	49	21	0	0	0	0	0	0
Welland	4	7	0	0	0	0	0	0
Lincoln Town	0	7	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	0
Niagara-on-the-Lake	3	4	0	0	0	0	0	0
Pelham	4	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	14	11	0	0	0	31	0	4
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	86	57	0	0	0	31	0	4
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	3	0	0	0	0	0	0	0
Niagara Region	89	57	0	0	0	31	0	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
St. Catharines City	30	34	9	7	0	0	39	41
Niagara Falls	153	41	14	12	0	0	167	53
Welland	14	26	0	0	0	0	14	26
Lincoln Town	6	11	0	0	0	0	6	11
Fort Erie	9	10	0	0	0	0	9	10
Niagara-on-the-Lake	33	30	0	5	0	0	33	35
Pelham	18	8	0	0	0	0	18	8
Port Colborne	1	0	0	0	0	0	1	0
Thorold City	35	24	0	31	0	4	35	59
Wainfleet Township	1	0	0	0	0	0	1	0
St. Catharines-Niagara CMA	300	184	23	55	0	4	323	243
Grimsby	3	3	0	2	0	0	3	5
West Lincoln	28	0	3	0	0	0	31	0
Niagara Region	331	187	26	57	0	4	357	248

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	30	34	9	7	0	0	39	41
Niagara Falls	153	41	14	12	0	0	167	53
Welland	14	26	0	0	0	0	14	26
Lincoln Town	6	11	0	0	0	0	6	11
Fort Erie	9	10	0	0	0	0	9	10
Niagara-on-the-Lake	33	30	0	5	0	0	33	35
Pelham	18	8	0	0	0	0	18	8
Port Colborne	1	0	0	0	0	0	1	0
Thorold City	35	24	0	31	0	4	35	59
Wainfleet Township	1	0	0	0	0	0	1	0
St. Catharines-Niagara CMA	300	184	23	55	0	4	323	243
Grimsby	3	3	0	2	0	0	3	5
West Lincoln	28	0	3	0	0	0	31	0
Niagara Region	331	187	26	57	0	4	357	248

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
St. Catharines City	18	16	2	2	14	0	2	0	36	18	100.0
Niagara Falls	71	59	4	8	8	10	0	0	83	77	7.8
Welland	21	18	2	4	14	16	0	0	37	38	-2.6
Lincoln Town	21	13	0	0	5	8	0	0	26	21	23.8
Fort Erie	14	9	0	0	0	0	0	0	14	9	55.6
Niagara-on-the-Lake	29	21	6	14	18	23	0	0	53	58	-8.6
Pelham	22	10	0	0	0	9	0	0	22	19	15.8
Port Colborne	2	2	0	0	8	0	0	0	10	2	**
Thorold City	6	8	4	10	0	0	4	6	14	24	-41.7
Wainfleet Township	1	4	0	0	0	0	0	0	1	4	-75.0
St. Catharines-Niagara CMA	205	160	18	38	67	66	6	6	296	270	9.6
Grimsby	11	18	0	0	0	81	0	0	11	99	-88.9
West Lincoln	13	6	0	6	4	0	0	0	17	12	41.7
Niagara Region	229	184	18	44	71	147	6	6	324	381	-15.0

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
St. Catharines City	18	16	2	2	14	0	2	0	36	18	100.0
Niagara Falls	71	59	4	8	8	10	0	0	83	77	7.8
Welland	21	18	2	4	14	16	0	0	37	38	-2.6
Lincoln Town	21	13	0	0	5	8	0	0	26	21	23.8
Fort Erie	14	9	0	0	0	0	0	0	14	9	55.6
Niagara-on-the-Lake	29	21	6	14	18	23	0	0	53	58	-8.6
Pelham	22	10	0	0	0	9	0	0	22	19	15.8
Port Colborne	2	2	0	0	8	0	0	0	10	2	**
Thorold City	6	8	4	10	0	0	4	6	14	24	-41.7
Wainfleet Township	1	4	0	0	0	0	0	0	1	4	-75.0
St. Catharines-Niagara CMA	205	160	18	38	67	66	6	6	296	270	9.6
Grimsby	11	18	0	0	0	81	0	0	11	99	-88.9
West Lincoln	13	6	0	6	4	0	0	0	17	12	41.7
Niagara Region	229	184	18	44	71	147	6	6	324	381	-15.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
St. Catharines City	11	0	3	0	0	0	2	0
Niagara Falls	8	10	0	0	0	0	0	0
Welland	14	4	0	12	0	0	0	0
Lincoln Town	5	8	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	0
Niagara-on-the-Lake	18	23	0	0	0	0	0	0
Pelham	0	9	0	0	0	0	0	0
Port Colborne	0	0	8	0	0	0	0	0
Thorold City	0	0	0	0	0	0	4	6
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	56	54	11	12	0	0	6	6
Grimsby	0	81	0	0	0	0	0	0
West Lincoln	4	0	0	0	0	0	0	0
Niagara Region	60	135	11	12	0	0	6	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	11	0	3	0	0	0	2	0
Niagara Falls	8	10	0	0	0	0	0	0
Welland	14	4	0	12	0	0	0	0
Lincoln Town	5	8	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	0
Niagara-on-the-Lake	18	23	0	0	0	0	0	0
Pelham	0	9	0	0	0	0	0	0
Port Colborne	0	0	8	0	0	0	0	0
Thorold City	0	0	0	0	0	0	4	6
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	56	54	11	12	0	0	6	6
Grimsby	0	81	0	0	0	0	0	0
West Lincoln	4	0	0	0	0	0	0	0
Niagara Region	60	135	11	12	0	0	6	6

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
St. Catharines City	18	16	11	0	7	2	36	18
Niagara Falls	83	75	0	0	0	2	83	77
Welland	28	25	9	0	0	13	37	38
Lincoln Town	21	21	5	0	0	0	26	21
Fort Erie	14	9	0	0	0	0	14	9
Niagara-on-the-Lake	53	45	0	13	0	0	53	58
Pelham	22	10	0	9	0	0	22	19
Port Colborne	2	2	0	0	8	0	10	2
Thorold City	10	18	0	0	4	6	14	24
Wainfleet Township	1	4	0	0	0	0	1	4
St. Catharines-Niagara CMA	252	225	25	22	19	23	296	270
Grimsby	11	83	0	16	0	0	11	99
West Lincoln	13	12	4	0	0	0	17	12
Niagara Region	276	320	29	38	19	23	324	381

Table 3.5: Completions by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	18	16	11	0	7	2	36	18
Niagara Falls	83	75	0	0	0	2	83	77
Welland	28	25	9	0	0	13	37	38
Lincoln Town	21	21	5	0	0	0	26	21
Fort Erie	14	9	0	0	0	0	14	9
Niagara-on-the-Lake	53	45	0	13	0	0	53	58
Pelham	22	10	0	9	0	0	22	19
Port Colborne	2	2	0	0	8	0	10	2
Thorold City	10	18	0	0	4	6	14	24
Wainfleet Township	1	4	0	0	0	0	1	4
St. Catharines-Niagara CMA	252	225	25	22	19	23	296	270
Grimsby	11	83	0	16	0	0	11	99
West Lincoln	13	12	4	0	0	0	17	12
Niagara Region	276	320	29	38	19	23	324	381

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. Catharines City													
Q1 2016	5	26.3	4	21.1	6	31.6	1	5.3	3	15.8	19	360,000	371,856
Q1 2015	4	25.0	0	0.0	4	25.0	2	12.5	6	37.5	16	-	407,067
Year-to-date 2016	5	26.3	4	21.1	6	31.6	1	5.3	3	15.8	19	360,000	371,856
Year-to-date 2015	4	25.0	0	0.0	4	25.0	2	12.5	6	37.5	16	-	407,067
Niagara Falls													
Q1 2016	11	14.9	15	20.3	26	35.1	10	13.5	12	16.2	74	370,000	378,480
Q1 2015	7	12.5	9	16.1	14	25.0	10	17.9	16	28.6	56	400,000	398,943
Year-to-date 2016	11	14.9	15	20.3	26	35.1	10	13.5	12	16.2	74	370,000	378,480
Year-to-date 2015	7	12.5	9	16.1	14	25.0	10	17.9	16	28.6	56	400,000	398,943
Welland													
Q1 2016	3	13.0	8	34.8	7	30.4	4	17.4	1	4.3	23	320,000	354,274
Q1 2015	1	6.3	3	18.8	2	12.5	2	12.5	8	50.0	16	380,000	443,148
Year-to-date 2016	3	13.0	8	34.8	7	30.4	4	17.4	1	4.3	23	320,000	354,274
Year-to-date 2015	1	6.3	3	18.8	2	12.5	2	12.5	8	50.0	16	380,000	443,148
Lincoln Town													
Q1 2016	7	46.7	3	20.0	4	26.7	0	0.0	1	6.7	15	-	319,344
Q1 2015	4	36.4	0	0.0	2	18.2	3	27.3	2	18.2	11	397,500	377,811
Year-to-date 2016	7	46.7	3	20.0	4	26.7	0	0.0	1	6.7	15	-	319,344
Year-to-date 2015	4	36.4	0	0.0	2	18.2	3	27.3	2	18.2	11	397,500	377,811
Fort Erie													
Q1 2016	4	22.2	7	38.9	5	27.8	1	5.6	1	5.6	18	-	343,894
Q1 2015	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	-	-
Year-to-date 2016	4	22.2	7	38.9	5	27.8	1	5.6	1	5.6	18	-	343,894
Year-to-date 2015	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	-	-
Niagara-on-the-Lake													
Q1 2016	0	0.0	0	0.0	4	15.4	12	46.2	10	38.5	26	415,000	482,459
Q1 2015	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	530,000	563,276
Year-to-date 2016	0	0.0	0	0.0	4	15.4	12	46.2	10	38.5	26	415,000	482,459
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	530,000	563,276
Pelham													
Q1 2016	0	0.0	0	0.0	3	14.3	4	19.0	14	66.7	21	500,000	545,775
Q1 2015	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	-	672,633
Year-to-date 2016	0	0.0	0	0.0	3	14.3	4	19.0	14	66.7	21	500,000	545,775
Year-to-date 2015	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	-	672,633
Port Colborne													
Q1 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Q1 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Thorold City													
Q1 2016	0	0.0	2	16.7	3	25.0	4	33.3	3	25.0	12	420,000	426,083
Q1 2015	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	-	-
Year-to-date 2016	0	0.0	2	16.7	3	25.0	4	33.3	3	25.0	12	420,000	426,083
Year-to-date 2015	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Wainfleet Township													
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
St. Catharines-Niagara CMA													
Q1 2016	30	14.3	39	18.6	58	27.6	37	17.6	46	21.9	210	385,000	400,807
Q1 2015	21	14.6	15	10.4	28	19.4	22	15.3	58	40.3	144	407,500	453,103
Year-to-date 2016	30	14.3	39	18.6	58	27.6	37	17.6	46	21.9	210	385,000	400,807
Year-to-date 2015	21	14.6	15	10.4	28	19.4	22	15.3	58	40.3	144	407,500	453,103
Grimsby													
Q1 2016	1	12.5	0	0.0	3	37.5	2	25.0	2	25.0	8	-	-
Q1 2015	2	7.7	5	19.2	6	23.1	8	30.8	5	19.2	26	-	369,711
Year-to-date 2016	1	12.5	0	0.0	3	37.5	2	25.0	2	25.0	8	-	-
Year-to-date 2015	2	7.7	5	19.2	6	23.1	8	30.8	5	19.2	26	-	369,711
West Lincoln													
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region													
Q1 2016	31	14.2	39	17.9	61	28.0	39	17.9	48	22.0	218	390,000	400,540
Q1 2015	23	13.5	20	11.8	34	20.0	30	17.6	63	37.1	170	400,000	437,524
Year-to-date 2016	31	14.2	39	17.9	61	28.0	39	17.9	48	22.0	218	390,000	400,540
Year-to-date 2015	23	13.5	20	11.8	34	20.0	30	17.6	63	37.1	170	400,000	437,524

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
St. Catharines City	371,856	407,067	-8.6	371,856	407,067	-8.6
Niagara Falls	378,480	398,943	-5.1	378,480	398,943	-5.1
Welland	354,274	443,148	-20.1	354,274	443,148	-20.1
Lincoln Town	319,344	377,811	-15.5	319,344	377,811	-15.5
Fort Erie	343,894	-	n/a	343,894	-	n/a
Niagara-on-the-Lake	482,459	563,276	-14.3	482,459	563,276	-14.3
Pelham	545,775	672,633	-18.9	545,775	672,633	-18.9
Port Colborne	-	-	n/a	-	-	n/a
Thorold City	426,083	-	n/a	426,083	-	n/a
Wainfleet Township	-	-	n/a	-	-	n/a
St. Catharines-Niagara CMA	400,807	453,103	-11.5	400,807	453,103	-11.5
Grimsby	-	369,711	n/a	-	369,711	n/a
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region	400,540	437,524	-8.5	400,540	437,524	-8.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Niagara First Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	335	20.1	532	644	782	68.0	268,670	9.4	273,372
	February	385	0.8	487	606	743	65.5	253,786	10.3	259,292
	March	531	19.3	518	888	788	65.7	253,003	3.8	257,785
	April	652	21.2	561	1,066	833	67.3	280,983	13.1	277,915
	May	763	20.0	617	1,118	856	72.1	268,014	5.5	265,235
	June	759	23.8	586	960	813	72.1	271,938	7.9	272,565
	July	644	0.5	552	889	786	70.2	271,047	7.2	267,305
	August	637	13.5	588	944	889	66.1	283,158	7.3	275,237
	September	617	17.5	588	814	757	77.7	277,290	9.3	274,169
	October	574	16.7	581	715	762	76.2	280,146	10.1	275,632
	November	518	14.9	587	583	751	78.2	265,272	3.5	268,440
	December	331	6.1	551	390	858	64.2	273,869	9.6	278,942
2016	January	368	9.9	600	534	652	92.0	268,601	0.0	273,761
	February	516	34.0	634	645	775	81.8	289,183	13.9	293,838
	March	633	19.2	614	882	802	76.6	299,772	18.5	305,130
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	1,251	13.1		2,138			257,439	7.5	
	Q1 2016	1,517	21.3		2,061			288,608	12.1	
	YTD 2015	1,251	13.1		2,138			257,440	7.5	
	YTD 2016	1,517	21.3		2,061			288,609	12.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA; Represents the combined St. Catharines District, Niagara Falls - Fort Erie, and the Welland District Real Estate Boards
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, St. Catharines-Niagara CMA 2007=100	CPI, 2002 =100 (Ontario)	St. Catharines-Niagara CMA Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	112.7	125.3	197.2	6.6	61.6	806
	February	567	2.89	4.74	112.6	126.2	197.1	6.7	61.6	815
	March	567	2.89	4.74	112.8	127.1	198.8	6.6	62.1	824
	April	561	2.89	4.64	112.9	126.9	201.2	6.4	62.7	825
	May	561	2.89	4.64	112.9	127.7	200.6	6.3	62.4	820
	June	561	2.89	4.64	112.9	128.2	201.9	6.2	62.8	809
	July	561	2.89	4.64	112.8	128.4	204.7	6.4	63.7	800
	August	561	2.89	4.64	113.6	128.0	207.3	6.7	64.7	797
	September	561	2.89	4.64	113.5	127.8	208.0	7.0	65.2	799
	October	561	2.89	4.64	113.2	127.9	206.6	7.5	65.0	809
	November	561	3.14	4.64	113.4	127.9	207.4	7.9	65.5	817
	December	561	3.14	4.64	114.4	127.5	207.5	8.0	65.6	829
2016	January	561	3.14	4.64	114.6	127.8	206.3	8.6	65.7	845
	February	561	3.14	4.64	115.1	128.2	206.1	8.5	65.4	860
	March	561	3.14	4.64		129.0	203.1	8.3	64.4	867
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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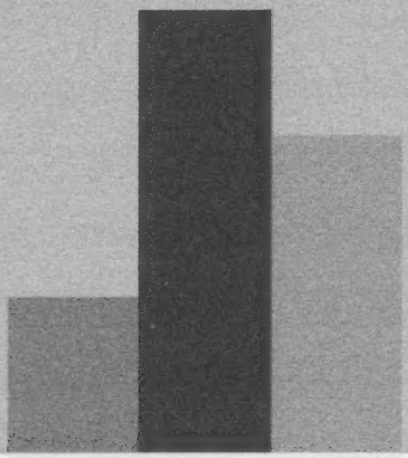

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